

MORTON BRANDY HAGNS WARD & JOHNSON P.A.

GREENVILLE

NTC

307 EETI GRU STREET GREENVILLE SC 29603

1195-512

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that GOVERNOR'S SQUARE ASSOCIATES, A PARTNERSHIP,

One and No/100 (\$1.00) Dollar, liquidation of partnership and conveyance of property subject to mortgage indebtedness recited herein- below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto R. E. GREGORY & CO., its successors and assigns, forever:

ALL that certain piece, parcel or unit, situate, lying and being on the Northern side of Dover Drive, in the County of Greenville, State of South Carolina, being known and designated as Unit No. 48-B of Dover Townhouses, as is more fully described in Declaration Master Deed Establishing Dover Townhouse #48 Horizontal Property Regime, dated November 6, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1115, at Pages 335 through 365, inclusive, on November 11, 1979, and further shown on survey and plot plan entitled Plot Plan, Governors Square Association, A Partnership, dated May 8, 1979, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1115, at Page 362.

This conveyance is subject to all restrictions, zoning ordinances, and easements that may appear of record, on the recorded plat(s), or on the premises, and is further subject to the terms and conditions of the aforesaid Master Deed.

This conveyance is also subject to that certain mortgage given by Governors Square Associates, A Partnership, to Fidelity Federal Savings and Loan Association, dated May 4, 1979, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1465, at Page 367, on May 4, 1979, the principal balance due on this mortgage being \$ 11(201) 538.12-1-48

This is a portion of the property conveyed to the Grantor herein by deed of Dee Smith Co., Inc., dated March 31, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1076, at Page 942, on April 12, 1978.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining: to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 25th day of August, 19 83. GOVERNOR'S SQUARE ASSOCIATES, A PARTNERSHIP (SEAL) BY: [Signature] (SEAL) BY: R. E. GREGORY (SEAL)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of August, 1983.

Notary Public for South Carolina My commission expires: 1/30/90

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - GRANTOR A PARTNERSHIP

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of 19

Notary Public for South Carolina My commission expires: 31st day of Aug. 1983

RECORDED this 31st day of Aug. 1983 at 4:10 P. M. No. 7372

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2328-RV-21